



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Set a Public Hearina for November 7,2007. to **consider** and **approve** the reallocation of available Community Development Block Grant (CDBG) and HOME Program Income for an affordable housing project.

**MEETING DATE:** October 17,2007

**PREPARED BY:** Community Development Department

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**RECOMMENDED ACTION:** That the City Council set a public hearing for November 7<sup>th</sup>, 2007, to consider and approve the reallocation of available Community Development Block Grant (CDBG) and HOME Program Income for an affordable housing project.

**BACKGROUND INFORMATION:** The City is pursuing an affordable housing project on land currently owned by Union Pacific Railroad (UP). In the course of developing a Request For Proposal (RFP) for that project, the City has pledged \$1.2 million toward the acquisition of the land for this project.

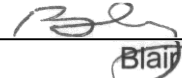
In 2006, the City Council authorized a CDBG allocation in the amount of \$330,000 from that year's funding. In addition to that, the Housing Assistance Loan Programs that we have been funding each year with CDBG and HOME funding, have provided approximately \$1,477,000 in program income through the repayment of down-payment assistance and housing rehabilitation loans. That program income is automatically reprogrammed back into the Housing Assistance Program, to continue to assist first-time homebuyers and/or low income residents.

If an affordable housing project was feasible for the intended railroad property site, our intent has been to reallocate \$870,000 of that program income, to combine with the 2006 allocation of \$330,000, to meet the \$1.2 million pledged to the affordable housing project.

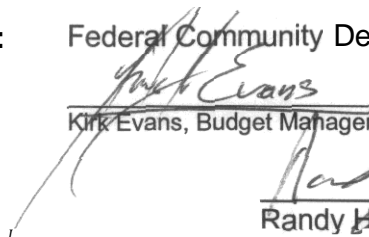
As the City Council has just completed the process of selecting a developer to work with on this project, and **as** proposed in a previous action to initiate negotiations with UP, it is also recommended that the funds be set aside.

**FISCAL IMPACT:** This reallocation will reduce the funding available within the existing Housing Assistance Programs but not deplete it. There is sufficient balance left within that program to fund several loan applications that are currently being processed, as still have funding available for one or two more applications this year.


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APPROVED:  Blair King, City Manager

**FUNDING AVAILABLE:** Federal Community Development **Block** Grant and HOME Program Funds



Kirk Evans, Budget Manager



Randy Hatch  
Community Development Director

**Attachments**

RH/jw



***Please immediately confirm receipt  
of this fax by calling 333-6702***

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

**ADVERTISING INSTRUCTIONS**

**SUBJECT** PUBLIC HEARING TO CONSIDER REALLOCATION OF AVAILABLE  
COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM  
INCOME FOR AN AFFORDABLE HOUSING PROJECT

**PUBLISH DATE:** SATURDAY, OCTOBER 20, 2007

**LEGAL AD**

**TEAR SHEETS WANTED:** One (1) please

**SEND AFFIDAVIT AND BILL TO:** RANDI JOHL, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

**DATED:** THURSDAY, OCTOBER 18, 2007

**ORDERED BY:** RANDI JOHL  
CITY CLERK

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
CYNTHIA MURPHY  
ADMINISTRATIVE CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

LNS	Faxed to the Sentinel at 369-1084 at <u>2:40</u> (time) on <u>10/18/07</u> (date) <u>2</u> (pages)
	Phoned to confirm receipt of all pages at _____ (time) _____ CH _____ CM _____ JMP (initials)



## **DECLARATION OF POSTING**

### **PUBLIC HEARING TO CONSIDER REALLOCATION OF AVAILABLE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM INCOME FOR AN AFFORDABLE HOUSING PROJECT**

On Friday, October **19**, 2007, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider reallocation of available Community Development Block Grant and HOME Program income for an affordable housing project (attached and marked as Exhibit A), was posted at the following locations:

Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October **19**, 2007, at Lodi, California.

ORDERED BY:

**RANDI JOHL**  
**CITY CLERK**

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
CYNTHIA MURPHY  
ADMINISTRATIVE CLERK



## **DECLARATION OF MAILING**

### **PUBLIC HEARING TO CONSIDER REALLOCATION OF AVAILABLE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM INCOME FOR AN AFFORDABLE HOUSING PROJECT**

On October 18, 2007, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Public Hearing to consider reallocation of available Community Development Block Grant and HOME Program income for an affordable housing project, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 18, 2007, at Lodi, California.

ORDERED BY:

**RANDI JOHL**  
**CITY CLERK, CITY OF LODI**

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
CYNTHIA MURPHY  
ADMINISTRATIVE CLERK



# CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: November 7, 2007

Time: 7:00 p.m.

For information regarding this notice please contact:

**Randi Johl**

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Wednesday, November 7, 2007**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Reallocation of available Community Development Block Grant and HOME Program income for an affordable housing project.

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

By Order of the Lodi City Council:

**Randi Johl**  
City Clerk

**Dated: October 17, 2007**

Approved as to form:

**D. Stephen Schwabauer**  
City Attorney

**EXHIBIT B**

**PUBLIC HEARING TO CONSIDER REALLOCATION OF AVAILABLE  
COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM INCOME  
FOR AN AFFORDABLE HOUSING PROJECT**

MAILING LIST

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Habitat for Humanity  
Attn: Marilyn Fields  
**624 Palm Ave.**  
Lodi, **CA** 95240